



City of Durham | North Carolina

Date: February 20, 2012

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Reginald J. Johnson, Interim Director
Department of Community Development
Subject: Southside Monthly Update

Update as of February 20, 2012:

Southside East

City Council has approved and staff has executed two contracts with McCormack Baron Salazar, Inc. (MBS) which will allow for the design of the phase I site to include soil and erosion control, mass grading for the entire site, site prep, public improvements and building design for Phase I. Other completed activities include:

- Completion of the Phase I and Phase II Environmental Review for the 19.83 acre site;
- EO/EA and MBS agreed to a SDBE Strategic Plan for the Phase I development;
- Along with MBS, met with Workforce Development to discuss potential job opportunities and strategies for reaching out to the Southside community;
- Held second outreach meeting on January 25, 2012 to inform SDBE vendors and suppliers and others of upcoming opportunities with the Southside revitalization;
- Advertisement of bid package to include demolition of the existing streets and infrastructure, mass grading of the entire 19.83 acre site, site preparation, and installation of new streets and infrastructure for the phase 1 multi-family rental development. Bid package due March 23, 2012;
- Approval of the minor site plan for the development of a 132 unit multi-family rental development; and
- Began meetings with MBS and Real Estate to establish a timeline for the transfer of the phase 1 parcel to MBS.

Additional activities for the remaining month of February:

- Continue the design work for the Phase I building design;
- Continue to meet with Real Estate on the transfer of the phase 1 parcel;
- Begin creation of the loan documents for the HOME, NSP and Bond funding sources in preparation of creating the closing documents for the land transfer and the tax credits;
- Begin discussion on the selection process for the General Contractor for the private construction;

Also, attached for review is an update of the current budget and expenditures for the Southside East redevelopment effort.

Southside West

REHABILITATION

The rehabilitation of owner-occupied homes began in September 2011 after months of inspecting, planning and designing a program to meet the needs of the Southside residents.

First Rehabilitation – 310 Enterprise Street

The first substantial rehabilitation located at 310 Enterprise Street is now complete with a very satisfied homeowner.

Before Rehabilitation



**Completed Rehabilitation
Contractor with Homeowner**



Second Rehabilitation – 1208 Scout Drive

Housing rehabilitation activities continues as the second unit at 1208 Scout Drive is underway. Exterior demolition during the rehab process allows for the correction of poor insulation, faulty wiring and structural damages prior to the installation of exterior cement fiber boards and exterior finishes.

Before



Phase One: Lead Abatement



After Abatement



Third Rehabilitation -120 Chestnut Street

The housing rehabilitation activities are progressing at a desirable rate with the third unit approximately 4 weeks underway. This rehab activity sits up high on a hill which will have a positive appeal for the Southside Revitalization area. Improvements will include: lead paint abatement, new exterior hardi-plank siding, new windows, new roof and new interior walls with modern kitchen and bathroom fixtures.



Rehab Begins



Rehab Underway

MILESTONES CULINARY INSTITUTE

The Milestones Culinary Institute launched the second Culinary Arts class for the Southside residents in December, 2011. The second class consisted of seventeen (17) students who studied for a period of ten (10) weeks of Kitchen knowledge and Experience, Safety, Sanitation and Personal Hygiene, Knife skills, Ingredients, including Seasonings, Herbs and Spices, Tools and Equipment, Weights and Measures, Reading and Understanding Recipes, Culinary Vocabulary, Cooking Methods, Dish Room and Cleanup, and Career Counseling and Preparation.

Thirteen (13) students completed the classroom instructions and graduated on February 16, 2012. Of the thirteen students, six (6) students successfully passed the State certification and all students received the Milestones Culinary Institute Certificate.

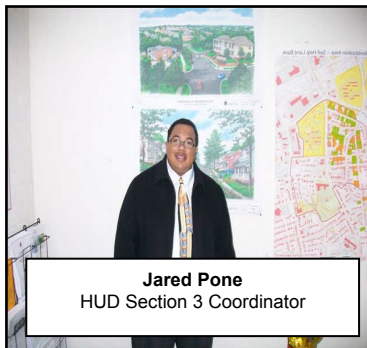


Culinary Students



James Davis and Mayor Pro Tem awarding certificates

HUD SECTION 3 COORDINATOR



For the Southside Revitalization effort, a HUD Section 3 Coordinator was hired by the City of Durham in December, 2011 and is now housed at the Southside Community Center.

The Section 3 Coordinator will help to ensure that employment and other economic opportunities generated by HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government

assistance for housing and to business concerns which provide economic opportunities to low- and very low-income persons.

The Section 3 Coordinator will qualify a Section 3 Resident by ensuring that they are Public Housing Resident or Resident of the service area (city limits) which the Section 3 covered assistance is expended and who qualifies as a low-income or very low-income person.

If a subrecipient, contractor, or subcontractor has the need to hire new persons to complete the Section 3 covered contract, they are required to reach out to Section 3 Residents. The Section 3 Coordinator will adhere to the following Southside Plan:

- Completion of application/certification for Section 3 database and for JobLink at the Community Center; and
- All developers will provide job opportunities to the Outreach Coordinator for posting (provision in contract)